

Fauquier County Board of Supervisors

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For more information on the Fauquier County PDR Program, please contact the Agricultural Development Department or visit our website. www.FauquierAg.com

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This Brochure has been provided by the
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Department

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Fauquier County Purchase of Development Rights Program



*“A tool for preserving and enhancing the
agricultural industry”*



Administered by the
Fauquier County
Agricultural Development
Department



Preserving Agriculture

Agriculture is the leading industry in Fauquier County. A critical mass of farmland is necessary for the continued vitality of the economic engine of production agriculture. Farmland owners interested in preserving their farm and natural character of their property may be eligible to have development rights purchased by the County. The Fauquier County Board of Supervisors formally established the Purchase of Development Rights (PDR) Program, a voluntary program that pays landowners to protect the farmland and natural resource assets of their property. The current payment is \$25,000 per development right.

The PDR Program allows landowners to enter into agreements to sell the development potential of qualifying property to the County while maintaining the right to continue to own and use the property. The purpose of the PDR Program is to protect farmland and retain the agricultural industry's critical mass, in particular, farm parcels that are economically viable operations.

As of May 2017, 65 farms containing 12,123 acres and 625 development rights in Fauquier County have been approved for the PDR program. **Fauquier County leads the Commonwealth in farmland acreage protected through PDR.**



Benefits of the PDR Program

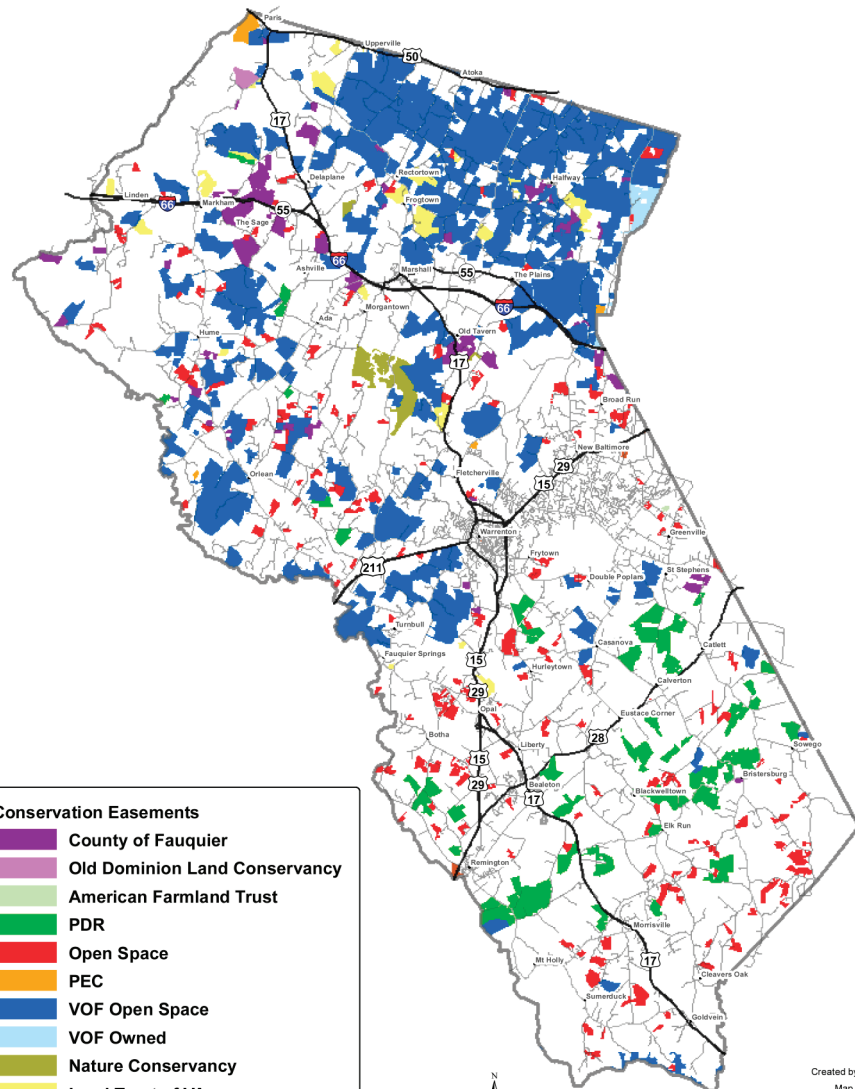
Everyone has their own reasons for wanting to take part in the PDR Program, but here are a few of the top reasons.

- ◆ You will ensure that your family can continue farming the same land. Productive agricultural land is a finite and irreplaceable natural resource.
- ◆ You will preserve the open space, the agriculture and the nature that exists on your land. PDR Easements are attached to the land which means it will transfer to a new owner if you ever choose to sell your property.
- ◆ You will ensure continued goods and/or services are available to the citizens of Fauquier County and beyond. Agriculture contributes to the local economy directly through sales, job creation, supporting services and businesses, and also by supplying lucrative secondary markets such as food processing.
- ◆ You will receive a lump sum of cash payment that can be used to complete estate planning, defray debt and save the farm. In other cases, the funds have been used to make significant improvements or additions to the farming operation.
- ◆ You may also be eligible to receive a number of tax credits and/or tax deductions once the PDR Easement is recorded. Please seek guidance from your tax advisor regarding these opportunities.



Conservation Easements

FAUQUIER COUNTY, VA



Conservation Easements

- County of Fauquier
- Old Dominion Land Conservancy
- American Farmland Trust
- PDR
- Open Space
- PEC
- VOF Open Space
- VOF Owned
- Nature Conservancy
- Land Trust of VA
- Marsh Resources Inc
- Historic Resources



1 in = 7 miles

Created by Fauquier County GIS Dept
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PDR Program Qualifications

In order to qualify for consideration under the PDR Program, the following criteria must be met:

- Land must be used for a bona fide agricultural operation
- Land must be in excess of 50 acres (can be a combination of multiple, contiguous parcels)
- Land must currently be zoned Rural Agricultural (RA) or Rural Conservation (RC) and
- Land must not currently be under conservation easement or pending consideration for conservation easement or otherwise restricted from development.



PDR Progress

Since 2002, The Fauquier County Board of Supervisors have made the PDR Program and farmland preservation a priority. The PDR Program has been gaining momentum through the years as farmers see their friends and neighbors benefit from the program. As of May 2017, a total of 65 farms containing 12,123 acres and 625 development rights have been approved through the PDR Program.

The Fauquier County PDR Program leads the Commonwealth in farmland acreage preserved. The PDR Program continues to grow as a viable means of encouragement to continued farming and land preservation.



Don't qualify for the PDR Program?

Fauquier County landowners have an additional options for preserving their land through donation of conservation easements. The Fauquier County Board of Supervisors will accept donated conservation easements on land consistent with the County Comprehensive Plan and where there is residential density to be relinquished. The County is a qualified conservation organization under U.S. Treasury regulations and Virginia State Law and, as such, is authorized to hold conservation easements. Since 2006, Fauquier County has accepted conservation easement donations of approximately 5,600 acres. In addition, a number of other land trusts can accept conservation easements. (See Below)

Landowners interested in donating a conservation easement to Fauquier County may contact Agricultural Development Department or the County Attorney's office at (540) 422-8010.

For more information on donating conservation easements and potential tax benefits, please contact your tax advisor, your attorney, or the organizations below.

- ♦ **Virginia Outdoors Foundation**
<http://www.vofonline.org> (540)347-7727
- ♦ **Piedmont Environmental Council**
<http://www.pecva.org> (540)347-2334
- ♦ **Virginia Department of Taxation**
<http://www.tax.virginia.gov> (804)367-8031
- ♦ **Virginia Department of Conservation & Recreation (DCR)**
<http://www.dcr.virginia.gov> (804)225-2048
- ♦ **Land Trust of Virginia**
<http://landtrustva.org/> (540)687-8441